

MIDDLETOWN  
(New Castle County)

**Property Address:** 9 South Broad Street

**Downtown location:** The property sits adjacent to the building at East Main and Broad Street at the main intersection of Broad and Main in the heart of downtown Middletown. Nearby businesses at this center of commerce include Sully's Irish Pub, Dogtown Hotdogs, La Dolce Vita Spa For Wellness and Middletown Seafood. There's plenty of foot traffic, especially during events on Cochran square and when a show is taking place at the Everett Theatre – only a minute's walk away. Expanding visual and performing arts focus in downtown Middletown.

**Approximate square footage of space:** 1,022 SF

- Includes ample on-site parking, which is a premium in downtown Middletown
- Interior of property is a wide open space – easy to mold to the specifications of your business
- Inviting entrance from Main Street to draw in foot traffic; awning over doorway
- Storefront window visible from Main Street; excellent for display
- Tile floors
- Private half bath

**Cost estimate for utilities (Pop Up tenant responsibility)"**

- Electric - \$75
- Gas – inquire of property owner
- Phone – tenant's own
- WiFi or Internet connection – inquire of property owner
- Water - \$10

**Value of space based on normal rental rate:** TBD

**We believe prospects especially suitable for this space include:**

- Retail, boutiques or food
- Arts-related venues
- Professional or service